

Knightsen Town Advisory Council



Kim Carone, Chair

**Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513
925-252-4500**

Kim Carone, Chair
Andrew Steudle, Vice Chair
Debbie Allsup, Councilmember
Maria Jehs, Councilmember
Karen Reyna, Councilmember

*The Knightsen Town Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors.*

Knightsen TAC AGENDA

**Tuesday, June 16, 2020
7:30p.m.**

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 31, 2020, prevents public gatherings. In lieu of a public gathering, the Knightsen TAC meeting will be accessible via conference call to all members of the public as permitted by the Governor's Executive Order N29-20.

Board meetings can be accessed as follows:

Dial In: 1-844-517-1271

Access Code: 24583300#

No Host: press #

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/2737?html=true>

The Knightsen Town Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting. Please contact Lea Castleberry at least 72 hours before the meeting at (925) 252-4500.

Materials distributed for the meeting are available for viewing at the District III Brentwood Office.

1. Call to Order/Roll Call/Pledge of Allegiance

2. Approval of Agenda

3. Public Comment (3 minutes per speaker) *Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the TAC. Persons wishing to speak are requested to fill out a speaker card.*

4. Agency Reports

- a. East Contra Costa Fire Protection District
- b. Contra Costa Sheriff's Department
- c. California Highway Patrol
- d. Knightsen Community Services District
- e. Contra Costa County Code Enforcement Department
- f. Office of Supervisor Diane Burgis

5. Consent Items

All matters listed under Consent Items are considered by the TAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the TAC or a member of the public prior to the time the TAC votes on the motion to adopt.

- a. APPROVE Draft Record of Actions – May 19, 2020

6. Presentations

- a. Update on Covid-19 for Contra Costa County (*Lea Castleberry, Office of Supervisor Diane Burgis*)

7. Items for Action and/or Discussion

- a. Orwood Road Truck Traffic (*Contra Costa Office of the Sheriff*)
- b. Update on Downtown Knightsen Beautification

8. Committee Reports/Member Reports

- a. Code Enforcement

9. Correspondence (R= Received S=Sent)

- a. R-05/22/20 Contra Costa County Planning Commission Agenda for May 27, 2020
- b. R-05/28/20 Contra Costa County Zoning Administrator Agenda for June 1, 2020
- c. R-06/02/20 Contra Costa County Planning Commission Cancellation Notice for June 10, 2020
- d. R-06/11/20 Contra Costa County Zoning Administrator Agenda for June 15, 2020

10. Future Agenda Items

- a. Update on Knightsen Wetlands Project (*Abby Faitman, Habitat Conservancy*)
- b. Discuss Community Events (*Chair Kim Carone*)

11. Adjourn

Knightsen Town Advisory Council



Kim Carone, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513
925-242-4500

Respectfully submitted by: _____

*The Knightsen Town Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

DRAFT

Record of Actions

Meeting start time: 7:32 p.m.

Tuesday, May 19, 2020

1. **CALL TO ORDER/ ROLL CALL/PRESENTATION OF COLORS:**

- a.) **Call to Order:** Meeting called to order by Chair Carone.
- b.) **Members Present:** Chair Carone, Vice Chair Steudle (late), Councilmember Allsup, Councilmember Jehs, and Councilmember Reyna.
- c.) **Members Absent:**
- d.) **Presentation of Colors:** Led by Chair Carone.

2. **APPROVAL OF AGENDA:** Motion to approve the agenda as presented made by Councilmember Allsup. Second made by Councilmember Jehs. Motion carried 4-0. AYES: Allsup, Carone, Jehs, and Reyna.

3. **PUBLIC COMMENT:**

Gil Sommerhalder – concerns with marijuana grow at 0 Orwood Road; status of Knightsen downtown beautification - weeds are growing at the corner lot.
Al Bello – Marijuana grow on Orwood Road; downtown cleanup; residents riding horses at night and can the County pass an ordinance to prohibit riding at night and no music past 10pm.
Cecilia – Curlew Connex and Knightsen Ave having side shows; speeding on Knightsen Avenue; Equestrian riding in the street.

4. **AGENCY REPORTS:**

- a.) **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month April; the District continues to work on the Operations Plan; weed abatement should be complete by the end of May for June enforcement. Director Stephen Smith provided a Fire District update/overview.
Public Comment: Gil Sommerhalder – will there be a tax increase on the next ballot.
- b.) **Contra Costa Sheriff's Department:** Lt. Mark Johnson provided the activity report for the month of April. Public Comment: Gil Sommerhalder – marijuana grow on Orwood Road; Tricia Bello-Kunkel – party last weekend at 303 Blaine Lane and lack of response.
- c.) **California Highway Patrol:** Officer Donnie Thomas provided the activity report for the month of March. Public Comment: Gil Sommerhalder – how do you test for someone under the influence of marijuana.
- d.) **Knightsen Town Community Services District:** Director Bello-Kunkel provided an update on the future of the Knightsen Town CSD. The board voted May 7, 2020 to dissolve the KTCSD and will be submitting their application to LAFCO.
- e.) **Office of Supervisor Diane Burgis:** Lea Castleberry provided an update on 2020 Census.

5. **CONSENT ITEMS:**

- a.) **Accept the Draft Record of Actions for April 21, 2020:** Motion to fix Director Bello-Kunkel's name under item 4.d and change the Gil Sommerhalder's public comment to reflect "KTAC should confirm with County Counsel if work can be performed on BNSF property, made by Vice Chair Steudle. Second made by Councilmember Jehs. Motion carried: 5-0. AYES: Allsup, Carone, Jehs, Reyna, and Steudle.

6. PRESENTATIONS:

- a.) **Update on Covid-19 for Contra Costa County:** Lea Castleberry, Office of Supervisor Diane Burgis provided an update on Covid-19 and Shelter-In-Place Order for Contra Costa County.

7. ITEMS FOR ACTION AND/OR DISCUSSION:

- a.) None.

8. COMMITTEE REPORTS/MEMBER REPORTS

- a.) **Code Enforcement:** Increased activity people living in RV's on property. Code Enforcement is working on abatements.

9. CORRESPONDENCE (R= Received S=Sent)

- a.) R-04/27/20 Contra Costa County Zoning Administrator Cancellation Notice for May 4, 2020
b.) R-05/07/20 Contra Costa County Planning Commission Agenda for May 13, 2020
c.) R-05/13/20 Contra Costa County Zoning Administrator Agenda for May 18, 2020

FUTURE AGENDA ITEMS

Update on 0 Orwood Road – Cannabis Grow
Update on Knightsen Wetlands Project
Code Enforcement Update
Discuss Downtown Knightsen Beautification
Discuss Community Events

ADJOURNMENT

There being no further business before the Knightsen Town Advisory Council, Chair Carone adjourned the meeting at 8:49pm. The next scheduled Knightsen Town Advisory Council meeting is June 16, 2020 at 7:30pm held via teleconference.

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, MAY 27, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

RECEIVED

MAY 22 2020

BY: _____

To slow the spread of COVID-19, the Health Officer's Shelter Order of April 29, 2020, prevents public gatherings. In lieu of a public gathering, the County Planning Commission meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.

Commission meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT http://contra-costa.granicus.com/ViewPublisher.php?view_id=14.

ACCESS THE MEETING BY TELEPHONE AT (888) 251-2949 FOLLOWED BY ACCESS CODE 9612966##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 674-7792.

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 9:30 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:00 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

****** 6:30 P.M.******

1. PUBLIC COMMENTS:
2. PUBLIC HEARING: GENERAL PLAN:
- 2a. THE HANOVER COMPANY (Applicant) - CHARLES & JUDITH DUNCAN, CHRISTINA & HAIGOUSH HEIDI KOHLER, TIM & TOSHIKO MCKEEN, 3000 DEL HOMBRE HOLDINGS LLC, RECO INVESTORS, LLC (Owners)- County File #GP18-0002. The project applicant proposes to build a 284-unit six-story podium apartment community. The project will require approval of General Plan Amendment from Multiple-Family Residential-Very High Density (MV) to Multiple-Family Residential-Very High Special Density (MS). The project site is located at 112 Roble Road, 3010, 3018, 3050, and 3070 Del Hombre Lane, unincorporated Walnut Creek area of Contra Costa County. [Zoning: Single Family Residential (R-15) and Planned Unit District (P-1)] (APNs: 148-170-037, 148-170-001, 148-170-022, 148-170-041, 148-170-042). JC Staff Report

3. PUBLIC HEARING: REZONING:

- 3a. THE HANOVER COMPANY (Applicant) - CHARLES & JUDITH DUNCAN, CHRISTINA & HAIGOUSH HEIDI KOHLER, TIM & TOSHIKO MCKEEN, 3000 DEL HOMBRE HOLDINGS LLC, RECO INVESTORS, LLC (Owners)- County File #RZ18-3245. The project applicant proposes to build a 284-unit six-story podium apartment community. The project will require a rezoning of the property from Single-Family Residential (R-15) and Planned Unit District (P-1) to a new Planned Unit District (P-1), including a variance from the 5-acre minimum lot size requirement of the Planned Unit District (P-1) to allow the rezoning of the subject 2.4-acre property. The project site is located at 112 Roble Road, 3010, 3018, 3050, and 3070 Del Hombre Lane, unincorporated Walnut Creek area of Contra Costa County. [Zoning: Single Family Residential (R-15) and Planned Unit District (P-1)] (APNs: 148-170-037, 148-170-001, 148-170-022, 148-170-041, 148-170-042). JC Staff Report

4. PUBLIC HEARING: MINOR SUBDIVISION:

- 4a. THE HANOVER COMPANY (Applicant) - CHARLES & JUDITH DUNCAN, CHRISTINA & HAIGOUSH HEIDI KOHLER, TIM & TOSHIKO MCKEEN, 3000 DEL HOMBRE HOLDINGS LLC, RECO INVESTORS, LLC (Owners)- County File #MS18-0010. The project applicant proposes to build a 284-unit six-story podium apartment community. The project will require a minor subdivision to merge the five parcels into one parcel, including a variance to allow a public road setback along Del Hombre Lane that varies from 4 to 9 feet where 10 feet is required and an exception from Title 9 offsite collect and convey diversion requirements. The project site is located at 112 Roble Road, 3010, 3018, 3050, and 3070 Del Hombre Lane, unincorporated Walnut Creek area of Contra Costa County. [Zoning: Single Family Residential (R-15) and Planned Unit District (P-1)] (APNs: 148-170-037, 148-170-001, 148-170-022, 148-170-041, 148-170-042). JC Staff Report

5. PUBLIC HEARING: DEVELOPMENT PLAN:

- 5a. THE HANOVER COMPANY (Applicant) - CHARLES & JUDITH DUNCAN, CHRISTINA & HAIGOUSH HEIDI KOHLER, TIM & TOSHIKO MCKEEN, 3000 DEL HOMBRE HOLDINGS LLC, RECO INVESTORS, LLC (Owners). County File #DP18-3031: The project applicant proposes to build a 284-unit six-story podium apartment community and will require a Final Development Plan for the project, including the improvements to roads, demolition of the existing residential buildings, the removal of approximately 161 trees and work within the drip line of approximately 27 additional trees, and grading of approximately 29,000 cubic yards. The project includes 12 units affordable to very low-income households, a 20 percent density bonus, the requested concession to allow 24 units be affordable to moderate-income households as opposed to low-income households, and the requested reduction in development standard to allow a driveway aisle width of 24 feet. The project site is located at 112 Roble Road, 3010, 3018, 3050, and 3070 Del Hombre Lane, unincorporated Walnut Creek area of Contra Costa County. [Zoning: Single Family Residential (R-15) and Planned Unit District (P-1)] (APNs: 148-170-037, 148-170-001, 148-170-022, 148-170-041, 148-170-042). JC Staff Report

6. STAFF REPORT:

7. COMMISSIONERS' COMMENTS:

8. COMMUNICATIONS

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JUNE 10, 2020.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Staff reports are also accessible at <https://www.contracosta.ca.gov/4314/County-Planning-Commission>. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 96 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission.

All current and archived County Planning Commission meeting videos can be viewed online at http://contra-costa.granicus.com/ViewPublisher.php?view_id=14.

Due to the Health Officer's Shelter Order, all offices of the Department of Conservation and Development are closed to the public. Please call 925-674-7792 to make arrangements to obtain information or materials related to a meeting of the County Planning Commission.

MAY 28 2020

BY: _____

CONTRA COSTA COUNTY ZONING ADMINISTRATOR**MONDAY, JUNE 1, 2020****30 MUIR ROAD
MARTINEZ, CA 94553**

1:30 P.M.

To slow the spread of COVID-19, the Health Officer's Shelter Order of April 29, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://zoom.us/j/92997648238>.

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.

PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

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All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. DEVELOPMENT PLAN: PUBLIC HEARING:

- 2a. **UNIVERSAL REI LLC** (Applicant/Owner), County File #DP16-3009: The applicant requests approval of a Development Plan to construct a 14,124-square-foot 16-unit apartment building, and install associated improvements (e.g. pavement, utilities, stormwater conveyance) on a vacant property. The project includes approximately 3,796-cubic yards of grading (3,806 fill and 7 cut). A Tree Permit for the removal of nine code protected trees would also be included. The project includes the following variance requests:
- A 33 foot building height (where 30 feet is the maximum allowed)
 - A reduced 3-foot 11 inch side yard setback (where twenty feet minimum is required) for parking spaces.

- A reduced 10-foot front yard setback (where 25 feet minimum is required) for parking spaces.
- Reduced twenty percent of open area (where 25 percent minimum is required).
- Reduced parking stall size to allow 9-foot by 17.5-foot and 7.5-foot by 14.5-foot parking stalls, where 9-foot by 19-foot is required.

The project is located on Windhover Way, approximately 125 feet north of the Pacheco Boulevard intersection in the Pacheco/Vine Hill area. (Zoning: M-29 Multiple Family Residential) (Parcel Number: 380-220-066) Exempt from CEQA under Public Resources Code section 21159.25 JL [Staff Report](#)

- 2b. **SIKH SOCIETY OF CENTRAL CONTRA COSTA COUNTY** (Applicant & Owner), County File #DP11-3013: The applicant requests approval of a Development Plan to allow the construction of an 8,000 square-foot Sikh Temple, a 1,400 square foot storage building, and associated parking and access improvements. The project also includes a request for approval of an exception to allow a drainage diversion to Drainage Area 48B, and approval of a tree permit to allow the removal of two code-protected Siberian Elm trees. The subject property is located at 778 Port Chicago Highway, in the Bay Point Area (Zoning: P-1) (APN: 098-030-032) For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration of Environmental Significance (no Environmental Impact Report required) has been issued for this project. AV [Staff Report](#)
- 2c. **OWEN POOLE** (Applicant) and **SDC DELTA COVES LLC** (Owner), County File #DP18-3026: This is an application for a modification to the Delta Coves final development plan to allow the construction of improvements to Bethel Island Road in the area between Riverview Plaza and Gateway Road. Proposed improvements to Bethel Island Road will include a two-inch pavement overlay of the existing street, replacement of non-ADA compliant curb ramps, removal and replacement of damaged curb gutter and sidewalk, new concrete sidewalk, a pedestrian refuge island, street striping, new streetlights in public right-of-way, street trees on private property, and installation of stop signs at the intersection of Bethel Island Road and Sandy Lane. The applicant has also requested an exception from the Collect and Convey requirements found in Division 914 of the County Ordinance code. The subject property is the portion of Bethel Island Road between Riverview Plaza and Gateway Road in the Bethel Island area. (Zoning: Planned Unit District (P-1)) (APN: 031-021-017) CEQA Status: Categorically Exempt. MM [Staff Report](#)
3. **LAND USE PERMIT: PUBLIC HEARING:**
- 3a. **CROWN CASTLE** (Applicant) - **WIEDEMANN RANCH INC** (Owner), County File #LP19-2026: The applicant requests a Land Use Permit, to establish a Telecommunication Site on an existing tower, including three antennas and ancillary equipment. The project site is located at 2305 Norris Canyon Road in the unincorporated area of San Ramon. (Zoning: A-4 Agricultural Preserve District) (Parcel Number: 211-230-015) Exempt under CEQA Guidelines, Section 15303(d) JL [Staff Report](#)
- 3b. **CROWN CASTLE** (Applicant) - **WIEDEMANN RANCH INC** (Owner), County File #LP19-2027: The applicant requests a Land Use Permit, to establish a Telecommunication Site on an existing tower, including seven antennas and ancillary equipment. The project site is located at 2305 Norris Canyon Road in the unincorporated area of San Ramon. (Zoning: A-4 Agricultural Preserve District) (Parcel Number: 211-230-015) Exempt under CEQA Guidelines, Section 15303(d). JL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WILL BE HELD ON MONDAY, JUNE 15, 2020.

~CANCELLED~

RECEIVED

JUN 2 2020

BY: _____

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, JUNE 10, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 9:30 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:00 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

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**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JUNE 24, 2020.

JUN 11 2020

BY: _____

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, JUNE 15, 2020
30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

To slow the spread of COVID-19, the Health Officer's Shelter Order of April 29, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.
NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

To slow the spread of COVID-19, the County Health Officer's Shelter Order of April 29, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20. Members of the public can view and listen to the meeting via Contra Costa County Streaming Media Service, which can be found at:
https://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator may submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us. The meeting agenda posted prior to the June 15, 2020 Zoning Administrator meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: <https://www.contracosta.ca.gov/AgendaCenter/Zoning-Administrator-130>.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING:

- 2a. UNIVERSAL REI LLC (Applicant/Owner), County File #DP16-3009: The applicant requests approval of a Development Plan to construct a 14,124-square-foot 16-unit apartment building, and install associated improvements (e.g. pavement, utilities, stormwater conveyance) on a vacant property. The project includes approximately 3,796-cubic yards of grading (3,803 fill and 7 cut). A Tree Permit for the removal of nine code protected trees would also be included. An exception to allow diversion of stormwater to Windhover Way would be included. The project includes the following variance requests:

- A 33 foot building height (where 30 feet is the maximum allowed)
- A reduced 3-foot 11 inch side yard setback (where twenty feet minimum is required) for parking spaces.
- A reduced 10-foot front yard setback (where 25 feet minimum is required) for parking spaces.
- Reduced twenty percent of open area (where 25 percent minimum is required).
- Reduced parking stall size to allow 9-foot by 17.5-foot and 7.5-foot by 14.5-foot parking stalls, where 9-foot by 19-foot is required.

The project is located on Windhover Way, approximately 125 feet north of the Pacheco Boulevard intersection in the Pacheco/Vine Hill area. (Zoning: M-29 Multiple Family Residential) (Parcel Number: 380-220-066). (Continued from June 1, 2020 TM) JL Staff Report

3. LAND USE PERMIT: PUBLIC HEARING:

- 3a. DEWING PARK RECREATION CLUB (APPLICANT AND OWNER), County File #LP19-2033.). The applicant requests approval to modify the existing land use permit (County File #LP57-570) for the Dewing Park swim club.

The modifications include: 1) expansion of membership and hours of operation; 2) allowing amplified sound; and 3) allowing an increased size for an existing freestanding identification sign. The project also includes the following variance requests: 4) 73 off-street parking spaces (where 171 spaces are required); 5) a 7-foot, 10-inch rear yard (where 15 feet is required) for an existing BBQ structure; 6) a 3-foot, 10-inch setback (where 20 feet is required) for an existing freestanding sign; and 7) a 9-foot, 7-inch rear yard (where 15 feet is required) for an existing, unpermitted storage room addition to the main pool building. The project is located at 2016 Olympic Boulevard in the unincorporated Walnut Creek area. (Zoning: Single Family Residential, R-10) (Assessor's Parcel Number: 184-170-066) [SS Staff Report](#)

- 3b. [DAN BURKE, WEST COAST TOWERS](#) (Applicant) and [MATTHEW TOLY](#) (Owner), County File #LP20-2023: This is an application for a Land Use Permit to allow the renewal of County File #LP07-2042 for the installation of one 80-foot tall multi-carrier wireless telecommunications monopine with an elevated equipment platform. The project also includes the collocation of AT&T to the wireless facility. The subject property is located at 2901 Taylor Road in the Bethel Island area. (Zoning: General Commercial (C)) (APN: 031-040-005). [MM Staff Report](#)
- 3c. [K-VAC ENVIRONMENTAL SERVICES](#) (Applicant), [TIN CAN ALLEY ASSOCIATES LLC](#) (Owners), County File #LP15-2017. The applicant seeks approval of a Land Use/Development Plan Combination Permit to allow the establishment of a centralized water treatment facility within an existing building. The project also includes a request for approval of a land use permit to designate an existing mobile home and garage as a permanent caretaker mobile home, request for approval of a variance to allow a partially-paved parking area (where paving of all spaces is required), request for approval of a deviation to allow less than ten percent of site landscaping, and a request for approval of an exception from County collect and convey drainage requirements. The project site is located at 1850 Garden Tract Road in the unincorporated North Richmond area. (Zoning: North Richmond Planned Unit, P-1) (Assessor's Parcel Number: 408-170-063). [ST Staff Report](#)
- 3d. [MICHAEL ZHANG](#) (Applicant & Owner) County File #LP19-2040: The applicant seeks approval of a Land Use Permit to allow the extension of an existing legal nonconforming duplex use within a single-family residential district, as allowed pursuant to County Ordinance Section 82-8.006. The nonconforming duplex use will be extended by way of repairing the foundation, reconstructing an exterior front stairway, window replacement, repair of a second-story front porch, and an interior remodel to create two new bedrooms and one new bathroom within the lower level unit. The applicant is also requesting approval of a variance to allow foundation repairs at the rear of the residence which are located 14 feet from the rear property line, where 15 feet is the minimum required rear yard. The subject property is located at 67 Bishop Road in the Crockett area. (Zoning: R-6 Single-Family Residential) (APN: 354-231-022) [AV Staff Report](#)
- 3e. [LILLY WHALEN](#) (APPLICANT AND OWNER), County File #LP20-2002: A request for approval of a land use permit and variance to allow an 8-foot by 19-foot travel trailer, with a 2-foot side yard setback (where 5 feet is required), to be used as a temporary family member mobile home at the property located at 2630 McMorro Road in the San Pablo area of unincorporated Contra Costa County. The mobile home will be located next to the garage, adjacent to the southern property line. (Zoning: Single-Family Residential, R-6)(Assessor's Parcel Number: 403-186-003). [SJ Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WILL BE HELD ON MONDAY, JULY 6, 2020.